

Local Market Update for July 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

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Imperial Beach

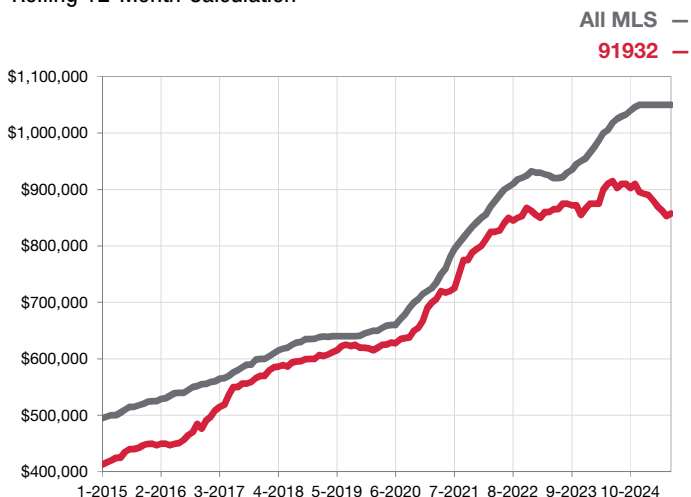
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	25	8	- 68.0%	119	104	- 12.6%
Pending Sales	9	8	- 11.1%	57	57	0.0%
Closed Sales	12	9	- 25.0%	55	53	- 3.6%
Median Sales Price*	\$857,500	\$897,500	+ 4.7%	\$925,000	\$848,750	- 8.2%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	97.0%	96.1%	- 0.9%
Days on Market Until Sale	39	41	+ 5.1%	35	52	+ 48.6%
Inventory of Homes for Sale	41	22	- 46.3%	--	--	--
Months Supply of Inventory	5.7	2.5	- 56.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	19	10	- 47.4%	95	89	- 6.3%
Pending Sales	6	6	0.0%	40	36	- 10.0%
Closed Sales	6	7	+ 16.7%	40	35	- 12.5%
Median Sales Price*	\$842,500	\$999,000	+ 18.6%	\$794,500	\$645,000	- 18.8%
Percent of Original List Price Received*	90.1%	97.2%	+ 7.9%	94.5%	97.2%	+ 2.9%
Days on Market Until Sale	107	46	- 57.0%	56	48	- 14.3%
Inventory of Homes for Sale	44	28	- 36.4%	--	--	--
Months Supply of Inventory	8.8	5.5	- 37.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

